

# BUILDABLE LOT

IN-TOWN | HOMESITE | LAND

1.24± ACRES

**85 Albert Drive  
Lincoln, Maine**

PUBLIC SEWER



**\$35,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)





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Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

Thinking of building but don't know where? This 1.24 acre lot at the end of Albert Drive in Lincoln may be just what you are looking for! The lot sits right on the cul-de-sac at the end of this town-maintained street, has 200 feet of road frontage, and there is a driveway/level gravel area already in place. The lot will need its own well but there is both public sewer and electric nearby to hook to. Its location couldn't be more convenient – less than 2.5 miles to all kinds of local shopping and amenities including building supplies, auto repair and sales, big box store, groceries, hardware, restaurants, fast food, and small mom & pop shops.

This Lincoln location offers easy access to many outdoor recreational opportunities with Mount Jefferson Ski area just 15± miles away and the Penobscot River Trails in Grindstone are just over 35 miles away – a great place to Mountain bike, cross-country ski, walk or jog or snowshoe. Mount Katahdin and Baxter State Park are just over an hour away with 215 miles of trails, over 209,000 acres of wilderness and Maine's tallest peak (5269 +/- ft). Looking for a day trip? Bar Harbor and Eastport are each about 2 hours ride from Lincoln by car. Portland is 2.5± hours away as is Fredericton, New Brunswick, Canada. Overnight trips to Quebec City, Quebec, Canada (5± hours away) and Boston, MA (less than 4.5 hours) make for great weekend get-away destinations.





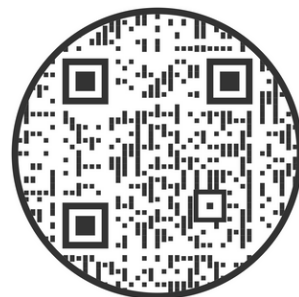
Closer to home you will find plenty of adventures on the endless miles of ATV and Snowmobile trails with ITS trail access from several spots in town. Lincoln also offers 13 lakes and the Penobscot River for watersports like boating, kayaking, canoeing, swimming and fishing. The motto for Lincoln is “Come for The Lakes and Stay for the Lifestyle” and we agree. It really is a great part of this large state of Maine to live, work, and relax. Come check it out for yourself.

If you're not sure you want to take on the task of building you can also look at the adjacent home that is also for sale by this owner – see the listing for 83 Albert Drive, Lincoln for more details.



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Properties  
of Maine**

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# 85 ALBERT DRIVE, LINCOLN

PRICE

**\$35,000**

TAXES

\$650/2024

ACREAGE 1.24±

ROAD  
FRONTAGE 200'

## HOW FAR TO...



Shopping | Lincoln, 2± miles



Hospital | Lincoln, 0.7± miles



Airport | Bangor, 50± miles



Interstate | Exit #227, 6± miles



City | Bangor, 49± Miles



Boston | 283± miles







# Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Carmen's bio and  
other listings



## Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend others who want to sell or purchase a home.'

**Steve Day**



@uclifestylepropertiesme



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@lifestyleproperties



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# MUNICIPAL CONTACTS

## Police

Lincoln Police Dept  
(207) 794-2221

## Fire

Lincoln Fire Dept  
(207) 794-8455

## Town Office

29 Main Street  
(207) 794.3372  
M-F. 8AM- 5PM

## Tax Assessor

Ruth Birtz  
(207) 794.3372  
[assessor@lincolnmaine.org](mailto:assessor@lincolnmaine.org)

## Code Enforcement

Wade Jordan  
(207) 794.3372  
[wade.jordan@lincolnmaine.org](mailto:wade.jordan@lincolnmaine.org)



## PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

### SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? \_\_\_\_\_

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: N/A

What materials are, or were, stored in the tank(s): \_\_\_\_\_

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: none known

Source of information: current owner and public record

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: none known

Source of information: Deed and Maine EGAD map search

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

Buyer Initials \_\_\_\_\_

Page 1 of 4

Seller Initials ERB REB



## SECTION II — ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: cul de sac easement

Source of information: deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Source of information: public record

## SECTION III — FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Page 2 of 4

Seller Initials

RLB ELB



PROPERTY LOCATED AT: 85 Albert Drive, Lincoln, ME 04457

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? \_\_\_\_\_

Relevant Panel Number: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: Area Not Included

Source of Section III information: current owners, FEMA Flood Map Search

#### SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Source of information: public record

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Source of information: current owner, subdivision map

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☐ Yes ☐ No ☒ Unknown

If Yes, are the results available?..... ☐ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: current owner/deed/subdivision plan

Additional Information: none

Buyer Initials \_\_\_\_\_

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Seller Initials ELB ACB

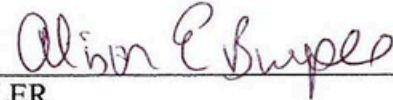


PROPERTY LOCATED AT: 85 Albert Drive, Lincoln, ME 04457

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

 10-29-24  
SELLER DATE  
**Eric R. Burpee**

 10-29-24  
SELLER DATE  
**Alison E. Burpee**

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE





**WARRANTY DEED  
(14-05271L)**

**JEFFREY W. KIRSCH and TAMMY KIRSCH**, of Lincoln, County of Penobscot, State of Maine, for consideration paid, **GRANT** to **ERIC R. BURPEE and ALISON E. BURPEE**, of 58 Smith Road, Hermon, Maine 04401, with **WARRANTY COVENANTS**, as **joint tenants**, two (2) certain lots or parcels of land situated on the southwesterly side of Transalpine Avenue, so-called, in the Town of Lincoln, County of Penobscot, State of Maine bounded and described as follows, to wit:

Parcel 1: Being all of Lot 22 as shown on a Subdivision Plan for Albert Gulesian, Jr. by Lane Associates recorded in Penobscot County Registry of Deeds Map File C76-78. Being the same premises as described in a deed from Treeline, Inc. to Louis Sibley, Sr. and Barbara Sibley dated August 01, 2003 recorded in Penobscot County Registry of Deeds Book 8887 Page 59.

Parcel 2: Beginning at an iron pin set by a bent pin in the southwesterly sideline of Transalpine Avenue, so-called, at the most easterly corner of Lot 22 according to a Subdivision Plan for Albert Gulesian, Jr. by Lane Associates recorded in Penobscot County Registry of Deeds Map File C76-78;

"Thence S 39-16 E by and along the extension easterly of the southerly sideline of said Transalpine Avenue, and passing through a temporary cul-de-sac, two hundred (200) feet to an iron pin set;

Thence S 50-43 W along a newly established line two hundred seventy (270) feet to an iron pin set;

Thence N 39-17 W, parallel to said Transalpine Avenue, two hundred (200) feet to an iron pin at the most southerly corner of Lot 22 according to said Map File C76-78 and being the most southerly corner of said land conveyed to Sibley by Treeline, Inc.;

Thence N 50-43 E by and along the southerly line of said Lot 22 and said land conveyed to Sibley by Treeline, Inc. two hundred seventy (270) feet to the point of beginning. Containing one and twenty-four hundredths (1.24) acres, more or less.

All bearings are oriented to Magnetic North, 1978 as indicated on Map File C76-78.

Excepting and reserving, any and all rights within the are represented by the temporary cul-de-sac, which partially lies within Parcel 2 described above.

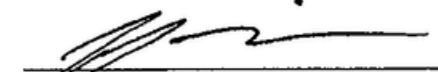
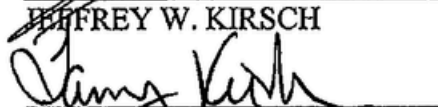


Being the same premises described in the deed from Michael G. Bisson and Jodi L. Bisson to Jeffrey W. Kirsch and Tammy Kirsch dated August 9, 2012, recorded in Book 12908 Page 38 at Penobscot County Registry of Deeds.

WITNESS our hands and seals this 22 day of October, 2014.

Signed, Sealed and Delivered  
In the Presence Of

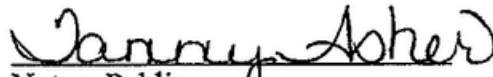
\_\_\_\_\_  
\_\_\_\_\_

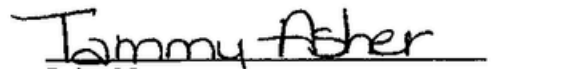
  
JEFFREY W. KIRSCH  
  
TAMMY KIRSCH

STATE OF MAINE  
PENOBSCOT, ss.

October 22, 2014

Personally appeared before me, the above named Jeffrey W. Kirsch and Tammy Kirsch and acknowledged the foregoing instrument to be their free act and deed.

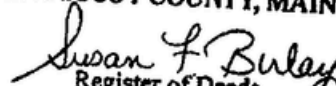
  
Notary Public

  
Print Name  
Comm. exp. 9-03-2018

TITLE TO THE WITHIN DESCRIBED PREMISES WAS NOT SEARCH IN  
CONJUNCTION WITH THE PREPARATION OF THIS DEED.

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

  
Register of Deeds





Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### *Remember!*

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

#### To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.





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### Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

**Allen LeBrun**, *Previous Client*